

**58 Cornhill Way,  
Perth, PH1 1LJ**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Detached Villa*
- + *Quiet Residential Location Close To Schools & Amenities*
- + *Spacious & Bright and In Excellent Condition*
- + *Offers Over £290,000*



**3**  
Public Rooms



**4**  
Bedrooms



**2**  
Bathrooms

**T: 01738 630 350**

Located in the very desirable Oakbank area of Perth, this spacious and well designed 4 bedroom detached property with drive, double garage and large rear garden is the perfect family home.

Within the catchment area of, and an easy walk to, Oakbank and Viewlands Primary Schools, Perth Academy and Perth High School; with a childrens' play park on the residential development and a large recreation park on the periphery, Oakbank is within easy reach of Perth Royal Infirmary and the City centre with all amenities and is an area that caters for all age groups.

Beautifully presented and in immaculate condition both inside and out, this substantial property offers a living room, dining room, study, fitted kitchen, utility room, 4 bedrooms (1 en-suite), family bathroom and cloakroom.

Externally the property is fronted by an attractive lawn with mature border plants, drive and double garage, and boasts a large enclosed rear garden laid to lawn complemented by well maintained shrubs and trees and a large decked area for entertaining al-fresco

Beautifully presented and with warm hardwood floors leading through the ground floor; with gas central heating and double glazing throughout, the accommodation in detail comprises:

**ENTRANCE HALL** an airy and light welcome to the home featuring a large under stairs cupboard

**LIVING ROOM** filled with natural light from the large bay window at the front and the patio doors out to the rear garden, from which to enjoy the view of the hills in the distance. With a lovely focal point provided by a coal effect gas fire with stone hearth and mantle. Door to dining room

**DINING ROOM** another very light room with bay window overlooking the back garden. Door to kitchen

**KITCHEN** a spacious room with fully fitted light oak kitchen with plenty of storage and granite effect work tops complementing the sand coloured ceramic tiled

splashbacks. Featuring a gas hob, double oven, dishwasher and fridge freezer. A large window with a view of the back garden allows plenty of natural light. Door to hall

**UTILITY ROOM** with wall and base units, single drainer stainless steel sink, washing machine, tumble dryer and door to the side entrance, rear garden and the discreet paved drying area

**STUDY** an exceedingly useful space these days, this is a very light compact room looking out to the front garden and drive

**CLOAKROOM** with washbasin and WC

Stairs lead to a large open landing with airing cupboard and loft hatch

**BEDROOM 1** a lovely light spacious double room with double fitted wardrobes and view over the back garden to the hills

**EN-SUITE** with a large walk in shower and white sanitary fittings. Floor to ceiling ceramic tiles allow easy maintenance

**BEDROOM 2** another good sized double room with a view and double fitted wardrobe

**BEDROOM 3** looking out the front of the property, this is a double room with laminate flooring

**BEDROOM 4** again with a view of the front garden, this is a spacious single room (although a ¾ bed will fit)

**BATHROOM** a very attractive bright room with marble effect floor to ceiling ceramic tiles and white bath suite

Perth is a vibrant University city with excellent road and rail connections to Stirling and the Central Belt and, for outdoor enthusiasts, is the gateway to the Highlands. This property is ideally located to enjoy the park, walks along the banks of the River Tay and the town centre's shops, restaurants, markets and theatres, all of which are in its locality and easy access to the motorway network ensures an easy commute to the major Central Belt cities

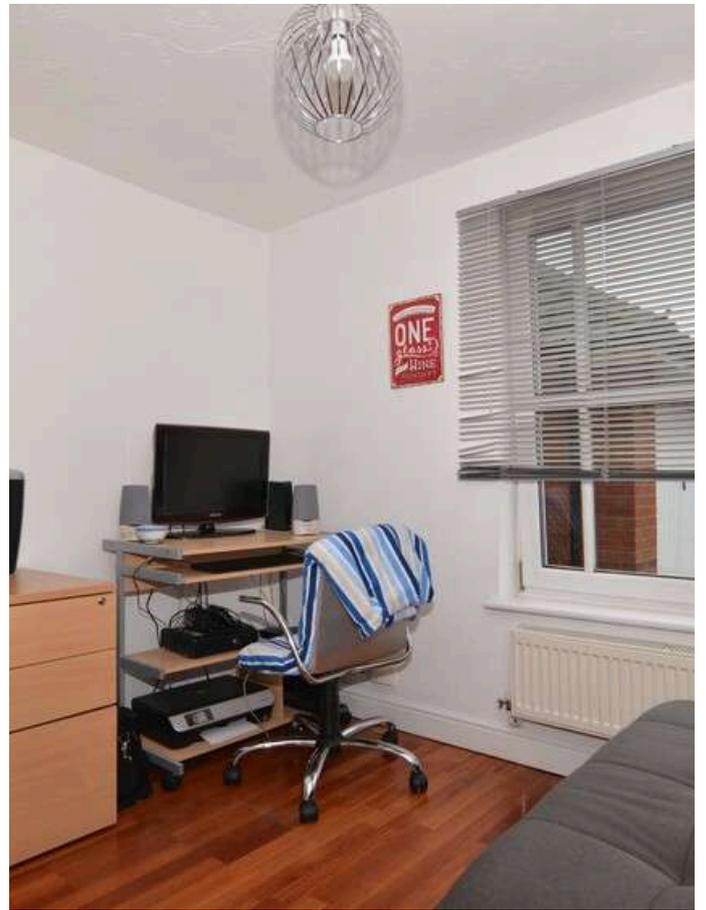
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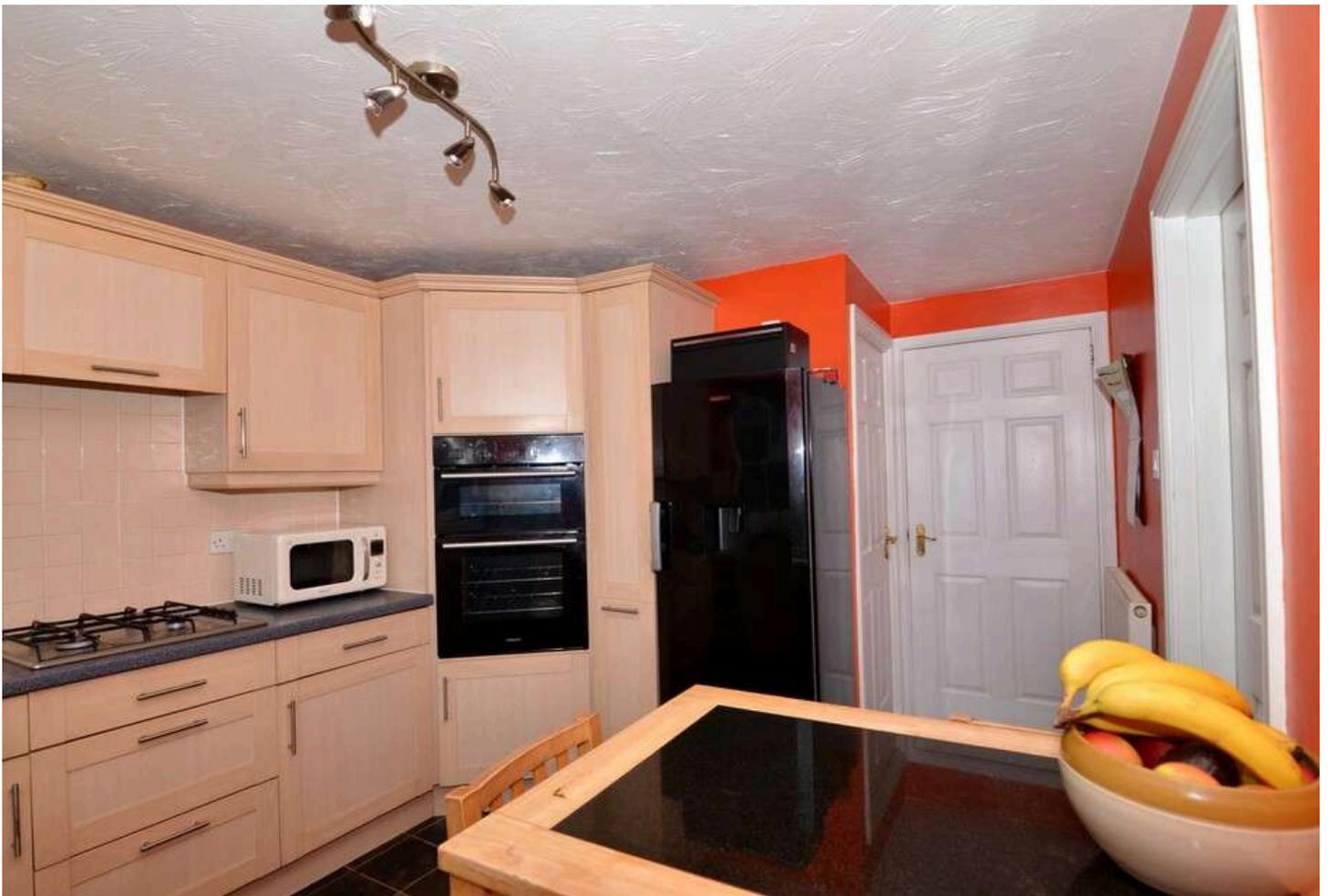
Council Tax Band: G

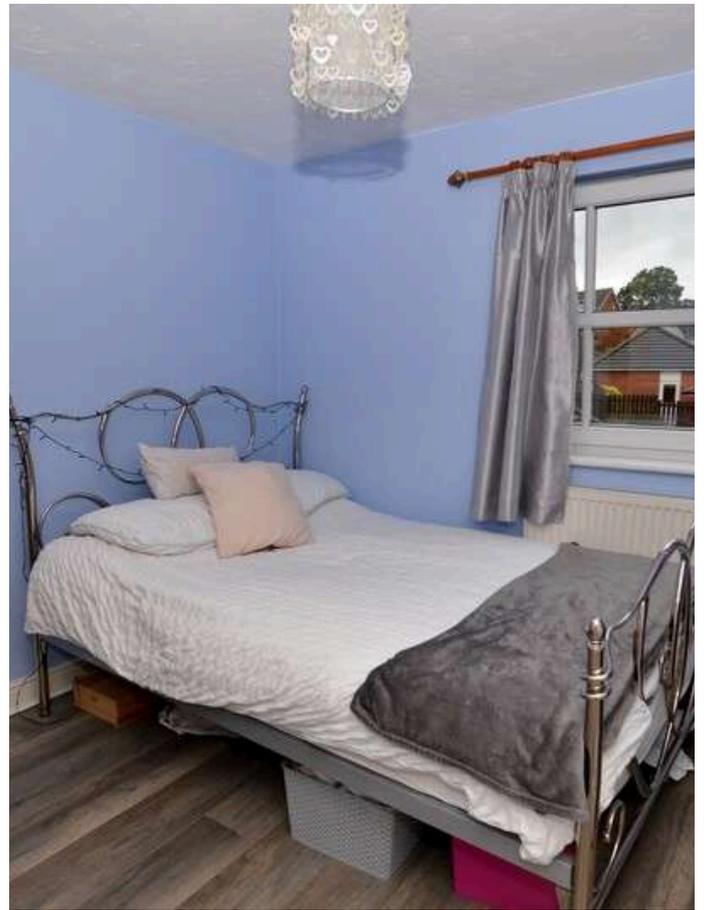












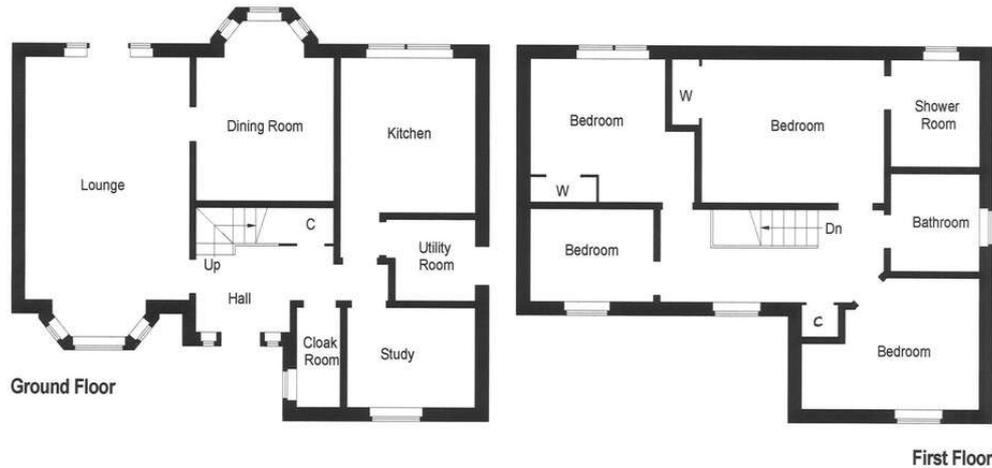
to view:

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# JAMESON + MACKAY

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LIVING ROOM	5.4m x 3.6m
DINING ROOM	3.3m x 3.0m
KITCHEN	3.4m x 2.9m
UTILITY ROOM	1.8m x 1.8m
STUDY	2.8m x 2.2m
BEDROOM 1	4.1m x 3.2m
BEDROOM 2	3.2m x 3.1m
BEDROOM 3	3.8m x 2.9m
BEDROOM 4	2.7m x 2.1m
EN-SUITE	1.9m x 1.6m
BATHROOM	2.2m x 2.0m
CLOAKROOM	2.2m x 0.9m

## YOUR PROPERTY SPECIALISTS

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